

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49125

Property Information

property address: 407-409 PEASE

legal description: WINTER, BLOCK 2, LOT 13 (REPLAT OF PT OF 11&12)

owner name/address: MISC PROPERTIES LTD

1507 S COLLEGE AVE

BRYAN, TX 77801-1214

full business name:

land use category:

MF

type of business:

current zoning:

RD-5

occupancy status:

occ

lot area (square feet):

7000

frontage along Texas Avenue (feet):

NA

lot depth (feet):

95

sq. footage of building:

2084

property conforms to: ☒ min. lot area standards

☐ min. lot depth standards

☒ min. lot width standards

Improvements

# of buildings:

1

building height (feet):

15

# of stories:

1

type of buildings (specify):

wood

building/site condition:

3

buildings conform to minimum building setbacks:

☒ yes

☐ no

(if no, specify)

approximate construction date:

accessible to the public:

☐ yes

☒ no

possible historic resource: ☐ yes

☒ no

sidewalks along Texas Avenue: ☐ yes

☒ no

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated

☐ abandoned

☐ in-use

# of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no

parking spaces striped: ☐ yes ☐ no

# of available off-street spaces:

4

lot type:

☒ asphalt

☐ concrete

☐ other

space sizes:

sufficient off-street parking for existing land use: ☒ yes

☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no:

landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☒ yes ☐ no  
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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